
(Space Above This Line For Recording Date)

File No: 2009080934
Prepared By & Return To:
D. B. Bridgforth #4547
P. O. Box 241
Southaven, MS 38671
(662) 393-4450

WARRANTY DEED

ALLEN MONTRELL TONEY and
WILLIAM M. POWELL

GRANTORS

TO

FREDDIE SMITH

GRANTEE

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **ALLEN MONTRELL TONEY and WILLIAM M. POWELL** do hereby sell, convey and warrant unto **FREDDIE SMITH** the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Indexing Instructions/Legal Description:

Part of the Northeast Quarter of Section 29, Township 2 South, Range 7 West, DeSoto County, Mississippi being more particularly described on Exhibit "A" attached hereto.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect and further subject to all applicable building restrictions and restrictive covenants of record;

Taxes for the current year and prior unpaid taxes to be paid by Grantee.

Possession is to be given with delivery of Deed.

WITNESS our signatures this 14th day of September, 2009.

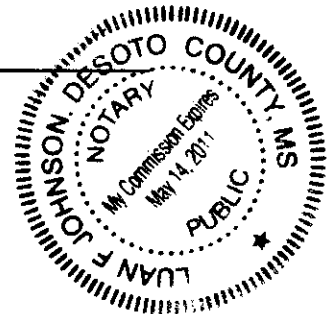
Allen Toney
ALLEN MONTRELL TONEY

William M. Powell
WILLIAM M. POWELL

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this the 14th day of September, 2009, within my jurisdiction, the within named ALLEN MONTRELL TONEY and WILLIAM M. POWELL who acknowledged that they executed the above and foregoing Warranty Deed.

Luan F. Johnson
Notary Public



Grantor's Address & Phone:

168 Stateline Road
Southaven, MS 38671
901-503-5160

3300 Foxbriar
Memphis, TN 38115
901-258-6776

Grantee's Address & Phone:

8291 Nail Road
Walls, MS 38680
901-487-6331

EXHIBIT "A"

Part of the Northeast Quarter of Section 29, Township 2 South, Range 7 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the southeast corner of said Section 29; thence run North 00°33'15" West a distance of 3020.94 feet along the east line of said Section 29 to a point on the centerline of Nesbit-Pleasant Hill Road; thence run South 89°06'12" West a distance of 1411.70 feet to a point on said road centerline; thence run North 00°07'58" West a distance of 40.00 feet to a steel fence rail on the north right-of-way line of said road, said point being the southwest corner of the Marion Lester, Jr., et ux property and the Point of Beginning; thence run South 89°08'27" West a distance of 574.07 feet along said north right-of-way line to the southeast corner of the Warlease B. Wiseman property; thence run North 00°01'51" West a distance of 1143.54 feet to a 2-inch steel pipe on the east line of the Glenn F. Herbert, Jr., et ux property; thence run North 89°41'17" East a distance of 304.73 feet along said Herbert east line to a 2-inch steel pipe at the northwest corner of the Lenton Yarbrough, III property; thence run South 00°02'35" East a distance of 479.68 feet along the west line of said Yarbrough property on the north and the west line of the Curtis Hooks property on the south to a corner fence post at the southwest corner of said Hooks property; thence run North 89°41'15" East a distance of 361.92 feet along the south line of said Hooks property to a 2-in. steel pipe at the southeast corner of said Yarbrough property; thence run North 00°18'03" East a distance of 244.02 feet along the east line of said Yarbrough property to a half-inch steel bar at the southwest corner of the Levie Johnson property; thence run North 89°00'06" East a distance of 122.59 feet along the south line of said Johnson property to a half-inch steel bar at the northwest corner of the Sterlyn W. Howell property; thence run South 00°17'51" East a distance of 565.37 feet along the east line of said Howell property to a steel fence rail at the northeast corner of said Lester property; thence run South 88°51'54" West a distance of 128.50 feet along the north line of said Lester property to a steel fence rail; thence run South 00°18'03" West a distance of 95.75 feet along said Lester north line to a steel fence rail; thence run South 89°08'27" West a distance of 90.75 feet along said Lester north line to a steel fence rail at the northwest corner of said Lester property; thence run South 00°07'58" East a distance of 240.02 feet along the west line of said Lester property to the Point of beginning and containing 14.57 acres, more or less. Bearings are based on Grid North of the Mississippi State Plane Coordinate System, West Zone (NAD 83). The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S., dated February 18, 2005.

LESS & EXCEPT: A 50-foot wide easement for ingress and egress more particularly described as follows, to-wit:

Beginning at the southeast corner of the above described 14.57 acre tract; thence run South 89°08'27" West a distance of 50.00 feet along said north right-of-way line to a point; thence run North 00°07'58" West a distance of 290.02 feet to a point; thence run North 89°08'27" East a distance of 91.12 feet to a point; thence run North 00°18'03" East a distance of 368.51 feet to the southeast corner of the Curtis Hooks property; thence run North 89°41'15" East a distance of 50.00 feet to a 2-inch steel pipe at the southeast corner of the Lenton Yarbrough, III property; thence run South 00°18'03" West a distance of 321.76 feet to a steel fence rail on the east line of said 14.57-acre tract; thence run South 89°08'27" West a distance of 90.75 feet along said 14.57-acre tract to a steel fence rail; thence run South 00°07'58" East a distance of 240.02 feet along said 14.57-acre tract to the Point of Beginning and containing 0.86 acres, more or less. Bearings are based on Grid North of the Mississippi State Plane Coordinate System, West Zone (NAD 83). The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S., dated February 18, 2005.

EXHIBIT "A" (Continuation)

LESS AND EXCEPT: The following tract of property conveyed to Eric Houston by Warranty Deed of record in Book 504, Page 621, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Said property being more particularly described as follows:

Part of the Northeast Quarter of Section 29, Township 2 South, Range 7 West, DeSoto County, Mississippi, and being more particularly described as follows to wit:

Commencing at the southeast corner of said Section 29; thence run North 00° 33' 15" West a distance of 3020.94 feet along the east line of said Section 29 to a point on the centerline of Nesbit-Pleasant Hill Road (80-feet wide); thence run South 89° 06' 12" West a distance of 1725.75 feet to a point on said road centerline; thence run North 00° 07' 58" West a distance of 40.00 feet to a point on the north right-of-way line of said road and the Point of Beginning; thence run South 89° 08' 27" West a distance of 260.02 feet along said north right-of-way line to the southeast corner of the Wortcase B. Wiseman property, then run North 00° 01' 51" West a distance of 467.00 feet to a point; thence run 89° 58' 09" East a distance 276.75 feet to point; thence run South 00 degrees 47' 59" East a distance of 437.95 feet to point; thence run Southwest a distance of 39.24 feet a curve to the right (D=89 degrees 56' 26", R=25.00, CD=S 44 degrees 10' 14" W, LC=35.34') to the point of beginning and containing 3.00 acres, more or less. Bearings are based on Grid North of the Mississippi State Plane Coordinate System, West Zone (NAD 83). The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S. dated February 18, 2005.

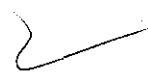


EXHIBIT "A" (Continuation)

LESS AND EXCEPT: The following tract of property conveyed to Willie Smith and wife, Mendella Smith by Warranty Deed of record in Book 547, Page 128, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Said property being more particularly described as follows:

Part of the Northeast Quarter of Section 29, Township 2 South, Range 7 West, DeSoto County, Mississippi, and being more particularly described as follows, to-wit:

Commencing at the southeast corner of said Section 29; thence run North 00 degrees 33' 15" West a distance of 3020.84 feet along the east line of said Section 29 to a point on the centerline of Nesbit-Pleasant Hill Road (106-feet wide); thence run South 89 degrees 06' 12" West a distance of 1411.70 feet to a point on said road centerline; thence run North 00 degrees 07' 58" West a distance of 53.00 feet to a steel fence rail on the north right-of-way line of said road and the Point of Beginning; thence run South 89 degrees 08' 27" West, a distance of 268.07 feet along said north right-of-way to a half inch steel bar at the southwest corner of A. J. Johnson Subdivision as recorded in Plat Book 35 on Page 45 of the Chancery Records of said DeSoto County; thence run North 00 degrees 2' 31" West a distance of 302.34 feet to a half-inch steel bar; thence run north 89 degrees 37' 29" East a distance of 359.84 feet to a half-inch steel bar on the east side of said A. J. Johnson Subdivision; thence run South 00 degrees 78' 03" West a distance of 70.19 feet along said subdivision east line to a steel fence rod; thence run South 89 degrees 08' 29" West a distance of 90.65 feet along said subdivision east line to steel fence rail; thence run South 00 degrees 07' 58" East a distance of 227.02 feet along said subdivision east line to the Point of Beginning and containing 2.00 acres, more or less. Bearings are based on Grid North of the Mississippi State Plans Coordinate System, West Zone (NAD 53). The above description was written from a plat of survey by Danny S. Rutherford, P.E.L.S., dated December 4, 2006

Less & Except: A 50-foot wide easement for ingress and agrees adjoining and lying west of the east boundary of the above described 2.00 acre tract extending from the north right-of-way line of Nesbit-Pleasant Hill Road to the north boundary line of said property. The easement is shown on the recorded plat of A. J. Johnson Subdivision in Plat Book 35 on Page 48 of said Chancery Records.

Less & Except: A 10-foot wide easement for Ingress and egress adjoining and lying east of the west boundary of the above described 2.00 acre tract extending from the north right-of-way line of Nesbit-Pleasant Hill Road to the north boundary line of said property.